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3132 26 STREET NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
34322

MLS ID:
A2291725

\$49,000



 **JOANNA DAM**
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 3132 26 Street NE, Calgary , Alberta T1Y6Z1

Transaction Type For Lease	Days On Market 52	Lease Amount 2362.50
Lease Frequency Monthly	Subdivision Sunridge	Year Built 1995
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Building Area (Sq. Ft.) 1180.00	Building Area (Sq. M.) 109.62	Inclusions SEE EQUIPMENT LIST
Restrictions Lease Restriction	Reports Leases	

Business for Sale – Sunridge Area Excellent opportunity to own a catering business in the highly accessible Sunridge area. This property offers 1,200 sq. ft. of main floor space located within the InterPacific Business Park. The unit features a functional layout and includes some kitchen equipment and coolers, making it suitable for a variety of business uses. The property is zoned C-COR3, allowing for a wide range of permitted uses such as accounting, medical, legal, real estate offices, retail, or other specialized professional services. Conveniently situated with easy access to Barlow Trail and 32 Avenue NE, the location is surrounded by numerous amenities including restaurants, hotels, shopping centers and malls , gas stations, car dealership ,Costco any many more . The property is also just minutes from downtown Calgary and Calgary International Airport, making it ideal for businesses requiring convenient transportation access. Additional highlights include ample free, unassigned parking at the front of the building, low condo fees, and low utility costs, providing excellent value for owner-operators or investors. This is a great opportunity to establish or expand your business in a high-demand commercial area with strong surrounding traffic and amenities. MENU CHANGE IS POSSIBLE WITH LANDLORD APPROVAL , GOOD RENT! All showings are to be with a Realtor ,please do not approach business.

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